

# TOWN OF DUDLEY

## MASSACHUSETTS

### PLANNING BOARD

DUDLEY MUNICIPAL COMPLEX, ROOM 308  
71 WEST MAIN STREET DUDLEY, MA 01571

#### DUDLEY PLANNING BOARD

Guy E. Horne, Jr., Chair  
Pamela Humphrey, Vice Chair  
Daniel Edmiston, Clerk of the Board  
Russell Giglio, Member  
Gregory P. Benoit, Member  
Mark Marzeotti, Alternate Member



#### DUDLEY PLANNING STAFF

Donald T. Johnson, AICP, Town Planner  
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## PLANNING BOARD MEETING MINUTES

**Wednesday, November 28, 2018**

Dudley Municipal Complex, Room 321-A

### Call to Order

The Planning Board Meeting was called to order at 7:00 PM on Wednesday, November 28, 2018 in Room 321A of the Dudley Municipal Complex by Chairman Guy Horne. Planning Board members present were: Dan Edmiston-Clerk of the Board, Greg Benoit-Member, Russell Giglio-Member, Don Johnson, Town Planner and Caryl Savard, Clerk.

#### **A. Meeting Minutes**

- a. Mr. Edmiston **moved to approve the minutes of November 14, 2018.** Seconded by Mr. Benoit. Unanimous.

#### **B. ANR: 25 Marshall Terrace, Nancy Mroczek**

- a. The Board decided to remove the ANR from future agendas pending further action by the applicant.

#### **C. Discussion on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets**

- a. Pierpont Estates – Antonio Cerqueira completed \$250,000 worth of work, including finishing of the road and raising the catch basins. Unfinished work includes: trees still need to be planted, fencing to be installed, cleaning of the catch basins, loam and seed to be installed, and as-built plans and road acceptance plans to be completed. Mr. Cerqueira asked the Board to consider a surety bond of \$70,000 until June. Jeff Walsh of Graves Engineering explained the process they use in estimating the subdivision completion costs, which includes prevailing wages, should the developer fail to finish the work. If the remaining work is done and a tree (less than 40 trees are needed at this point) is offered to each homeowner, Graves can review the surety again and possibly make adjustments. Until then, the surety recommendation remains at \$257,000 in order to protect the Town from having to bear the cost of finishing the subdivision. Mr. Giglio **moved to approve the surety bond of \$257,000 for the total of remaining work on the three phases released to date.** Seconded by Mr. Benoit. Unanimous. Mr. Johnson will prepare a letter of surety reduction for each development phase for the two involved financial institutions for Mr. Cerqueira.
- b. Rocky Hill Estates - the developer stated he would like to finish it next year.
- c. Piasta Road – scheduled for completion in 2019.
- d. Country View/Eisenhower Drive and Tobin Farms – Mr. Horne met with the Board of Selectmen and asked to have a joint meeting with them to discuss solutions for both subdivisions, taking into consideration the legal counsel recommendations received. Mr. Johnson to post a Planning Board meeting on the same day and time as the next Board of Selectmen's meeting, in the event that the Selectmen are able to meet with the Planning Board.

**D. Final Inspections Associated with Site Plans, including AMP Solar**

- a. Mr. Johnson talked with the developer's engineer, who stated that he was waiting for a punch list from the Planning Board. Mr. Johnson advised the developer that the Planning Board can't give a punch list unless the developer and/or his engineer accompany the Town Engineer to a review of the site. The Building Inspector should be there as well.

**E. Discussion on the status of Economic Development Planning, including:**

- a. Integration of 2015 Village District Study within results of Village District Walk; and
- b. Phase 2 Economic Development Strategic Plan: Agricultural Forum, and potential Priority Development / Village District areas
  - i. The Agricultural Forum is scheduled for December 8, 2018 at 1:00 PM at the Dudley Grange.
  - ii. Mr. Johnson stated they might be possibly working with a block grant or grant programs to do some mitigation work with utilities with CMRPC. Mr. Johnson will try to schedule a meeting next week.
  - iii. The CMRPC Strategic Planning contact will be meeting with landowners in the Schofield Avenue area, the vicinity of the Dudley Plaza and the Nichols College campus.

**F. Planner's Plate**

- a. none

**G. Comments from the Planning Board – none**

**H. Comments from the Audience – none**

**I. Other Business – none**

**J. Adjournment**

- a. As there was no further business to come before the Planning Board, Mr. Benoit **moved to adjourn at 8:16 PM.** Seconded by Mr. Edmiston. Unanimous.

Caryl Savard  
Planning Board Clerk

Minutes of November 28, 2018

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Guy E. Horne, Jr., Chair

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Pamela Humphrey, Vice-Chair

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Daniel Edmiston, Clerk to the Board

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Russell Giglio, Member

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Gregory Benoit, Member